



NANCY'S COTTAGE, CARNCROWS STREET, ST. IVES

RENOVATED 3 BEDROOM 2 BATHROOM DOWNLONG COTTAGE. YARDS FROM THE BEACH AND HARBOUR FRONT.

Nancy's Cottage is a Grade II listed cottage in the heart of Downlong. It has been renovated to a high standard and offers spacious and stylish gas heated accommodation with 3 bedrooms, 2 bathrooms, 2 living rooms and an attic storage room. There is a small courtyard to the front of the property with a bench seat. Situated just yards from Porthgwidden Beach and the pretty harbour front it is an ideal location for a holiday home. The restaurants, shops, Porthmeor surfing beach and Tate St Ives are all only a short stroll away. **OVERVIEW:** The main accommodation is laid out over 3 floors with the addition of an attic storage room on the 4th floor. The ground floor comprises an open plan living room/kitchen and dining area. The bathroom, bedroom 1 and living room is on the 1st floor with 2 double bedrooms, one having an en suite shower room, on the 2nd floor. The attic storage room is on the 4th floor and accessed from bedroom 3.

Guide price £615,000



ENTRANCE

The main entrance to Nancy's Cottage is on Teetotal Street. There is a further entrance on Carncrows Street giving access to the living room on the 1st floor. The half glazed door opens to the open plan living room/kitchen.



OPEN PLAN LIVING ROOM KITCHEN



LIVING AREA

Window to the front aspect with a log store below. Slate tiled floor. Jotul wood burning stove set in fireplace with an exposed granite lintel. TV aerial point. Radiator.



KITCHEN/DINING AREA

Windows to the rear aspect. The stylish kitchen has storage in a range of cupboard and drawer units. There is a 1½

bowl under mounted sink, inset induction hob with oven under and cooker hood above. Integrated washer/dryer and an integrated dishwasher. Space for a fridge/freezer. Radiator. Stairs to the 1st floor.

STAIRS FROM THE KITCHEN TO THE FIRST FLOOR

Doors to the bathroom and bedroom 1. Open to the living room.



BATHROOM

Recessed window to the rear aspect. Bath with tiled surround, mains shower over and glass shower screen. Contemporary basin with drawers below and back lit mirror above. WC with built in cistern. Storage cupboard. Dual fuel ladder style radiator. Extractor fan.

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BEDROOM 1

Window to the rear aspect with window seat below. Painted floorboards. Radiator.



1ST FLOOR LIVING ROOM

This is a lovely light and bright room with a window to the rear aspect and a part glazed door that opens to steps leading down to Carncrows Street. Painted floor boards. TV aerial point. Radiator. Stairs to the 2nd floor.



EXTERNAL DOOR TO CARNCROWS STREET



STAIRS TO THE 2ND FLOOR

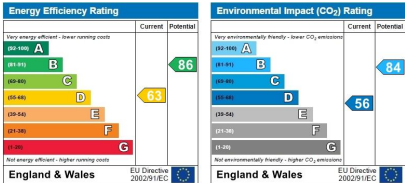
BEDROOM 2

Window to the front aspect with window seat below. Radiator. Door to the en suite shower room.



EN SUITE

Tiled shower enclosure with rain head shower and hand held shower. Washbasin with drawers under and back lit mirror above. WC. Dual fuel ladder style radiator.



For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

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BEDROOM 3

Window to the rear aspect. Radiator. Door and stairs to the attic room.



ATTIC ROOM

Reduced head height measuring a maximum of 1.69m in the A frame. Window to the rear aspect. Painted floorboards. 2 under eaves storage areas. Cupboard housing the Viessmann gas boiler. Radiator.



OUTSIDE

There is a small courtyard to the front of the property with a built in bench seat.

TENURE

Freehold

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